

## FLOOR PLAN

### DIMENSIONS

**Porch**  
3'08 x 3'02 (1.12m x 0.97m)

**Living Room**  
18'06 x 12'10 (5.64m x 3.91m)

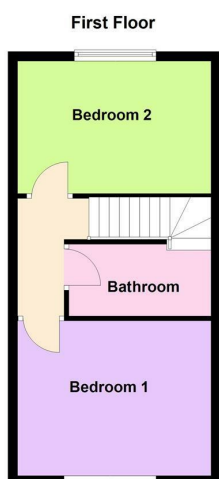
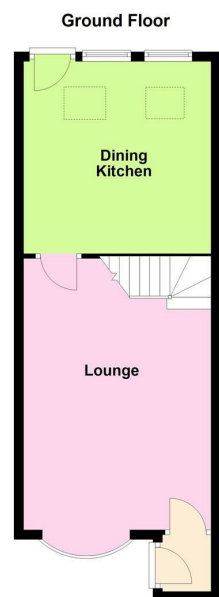
**Dining Kitchen**  
13'01 x 12'10 (3.99m x 3.91m)

**Landing**

**Bedroom One**  
10'04 x 12'11 (3.15m x 3.94m)

**Bedroom Two**  
9' x 12'11 (2.74m x 3.94m)

**Bathroom**  
4'11 x 9'11 (1.50m x 3.02m)



3 Mews Cottages Mill Hill Road, Arnesby, LE8 5WG

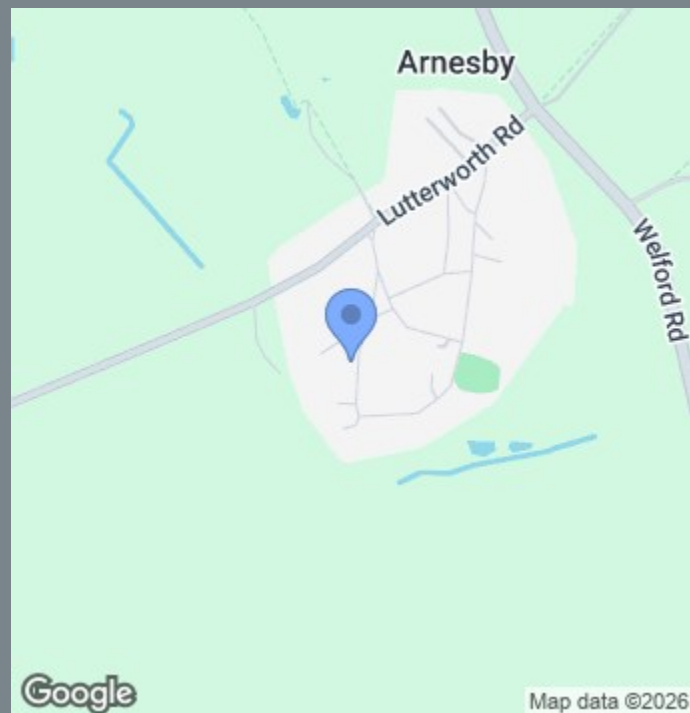
£235,000

## OVERVIEW

- Lovely Cottage In A Fabulous Village
- No Upward Chain
- Porch & Living Room
- Beautiful Extended Dining Kitchen
- Two Double Bedrooms & Bathroom
- Courtyard Style Garden
- Garage & Parking
- Open Views To The Front
- Viewing Is A Must
- EER - C, Freehold, Tax Band - B

## LOCATION LOCATION....

Mill Hill Road is situated within the attractive village of Arnesby, a peaceful rural setting known for its strong community spirit and countryside surroundings. The village itself offers a village hall and parish church, with everyday amenities and a wider range of shops, supermarkets and services available in nearby Fleckney, Wigston and Market Harborough. Families are well catered for with local primary schooling in surrounding villages and secondary schools within easy reach. Residents enjoy beautiful open countryside, scenic walking routes and access to nearby parks and green spaces, making it ideal for those who appreciate outdoor living. Mill Hill Road is well positioned for travel, offering convenient access to the A5199 and A6, along with straightforward connections to the M1 and Market Harborough railway station for direct routes to Leicester and London. Combining rural charm with practical connectivity, Arnesby offers a desirable village lifestyle.



## THE INSIDE STORY

A rare opportunity to acquire a cottage full of character and charm in a peaceful village setting in the heart of Arnesby, enjoying open views to the rear, this charming cottage is offered with no onward chain. A welcoming porch provides a practical entrance before leading into the cosy living room, where a window to the front frames the open outlook and a feature fireplace creates a warm focal point. This inviting space is perfect for relaxing evenings, entertaining friends or simply enjoying the charm of cottage living. To the rear, the dining kitchen offers a lovely blend of character and functionality. Fitted with wooden cabinetry complemented by contrasting work surfaces, the room is enhanced by skylight windows that allow natural light to flood in. There is ample space for a table and chairs, making it an ideal setting for family meals or social gatherings. A door opens directly into the courtyard, creating an easy connection between indoor and outdoor living. Upstairs, the landing leads to two well-proportioned double bedrooms, both benefiting from fitted wardrobes and offering flexible use as comfortable sleeping accommodation, a guest room or even a home office with countryside views. The bathroom completes the first floor. Externally, the property benefits from parking and a garage, adding practicality rarely found with cottages. The courtyard-style garden is a delightful, low-maintenance space — perfect for sitting in the sunshine, enjoying a morning coffee or hosting relaxed summer evenings. A truly appealing village home with charm, views and convenience — early viewing is recommended.

